

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, April 7, 2006 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-06-09** Application of **Brandie Still** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 4 feet, 2) reduce the rear yard setback from the required 10 feet to 4 feet (as measured from the centerline of the rear alley), for the construction of a detached garage. Property is located at **901 HIGHLAND VIEW, N.E.**, fronts 50 feet on the south side of Highland View and begins 176.5 feet east of the southeastern corner of Barnett Street and Highland View. Zoned R-4 (Single-Family Residential) District. Land Lot 14 of the 16<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brandie Still**  
**Council District 6, NPU-F**
- V-06-35** Application of **Bill Harrison** for a variance from the zoning regulations to reduce the north side yard setback from the required 15 feet to 6 feet, for construction of a garage addition to a single-family house. Property is located at **4015 GLEN DEVON DRIVE N.W.**, fronts 155 feet on the east side of Glen Devon Drive and begins on the northeastern corner of West Conway Drive and Glen Devon Drive. Zoned R-2 (Single-Family Residential) District. Land Lot 160 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Patsy Hurst**  
**Council District 8, NPU-A**
- V-06-36** Application of **Stacey Collier** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 3 feet, for a second story and wooden deck addition to a single-family house. Property is located at **375 CANDLER PARK DRIVE N.E.**, fronts 42 feet on the north side of Candler Park Drive, and begins 71 feet west of the northwestern corner of Candler Park Drive and Mclendon Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Stacy Collier & Mark Nevins**  
**Council District 6, NPU-N**
- V-06-37** Application of **Majid Sotoodeh** for a 1) special exception from the zoning regulations for construction of a 6-foot high wrought iron fence with 6-foot high columns in the front yard setback, where up to a 4-foot high fence would otherwise be allowed, and for 2) a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 3 feet, for installation of HVAC units on the side of the house. Property is located at **21 PEACHTREE CIRCLE N.E.**, fronts 75 feet on the east side of Peachtree Circle and begins 197 feet south of the southeastern corner of Lafayette Drive and Peachtree Circle. Zoned R-4 (Single-Family Residential) District. Land Lot 105 of the 17<sup>th</sup> District, Fulton County Georgia.  
**Owner: Alan Ensari**  
**Council District 6, NPU-E**

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- V-06-38** Application of **Land Logistics** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 15 feet, 2) reduce the east side yard setback from the required 7 feet to 4.4 feet, and 3) reduce the west side yard setback from the required 7 feet to 4.4 feet, for construction of a new single-family house. Property is located at **633 PARSONS STREET S.W.**, fronts 33 feet on the north side of Parsons Street and begins 90 feet west of the northwestern corner of Parsons Street and Vine Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 109 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ezekiel Construction**  
**Council District 3, NPU-T**
- V-06-39** Application of **Bobby Hilliard** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 3 feet, 2) reduce the rear yard setback from the required 7 feet to 3 feet, and 3) increase the lot coverage from the maximum allowed of 50% (existing – 57.4%) to 59.7%, for construction of a new detached garage. Property is located at **507 BOULEVARD PLACE N.E.**, fronts 47 feet on the south side of Boulevard Place and begins 291 feet east of the southeastern corner of Boulevard Place and Boulevard. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Tony Chenevey**  
**Council District 2, NPU-M**
- V-06-40** Application of **Cynthia E. Morneweck** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 30 feet, and 2) reduce the west side yard setback from the required 7 feet to 4 feet, for a second story addition to a single-family house. Property is located at **2265 FIRST AVENUE N.E.**, fronts 100 feet on the south side of First Avenue, and begins 300 east of the southeastern corner of First Avenue and Hillcrest Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 205 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Cynthia & Robert Morneweck**  
**Council District 5, NPU-O**
- V-06-41** Application of **John & Kristalara Jacquot** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5.6 feet, for construction of a one-story addition to the rear of a single-family house and 2) reduce the west side yard setback from the required 7 feet to 2 feet, for construction of a detached carport. Property is located at **244 MIDVALE DRIVE** fronts 65 feet on the north side of Midvale Drive and begins 557 feet east of the northeastern corner of Roswell Road. Zoned R-4 (Single-Family Residential) District. Land Lot 95 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: John & Kristalara Jarque**  
**Council District 7, NPU-B**

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- V-06-42** Application of **Christ Church Presbyterian** for a special exception from the zoning regulations to reduce the on-site parking from the required 167 spaces to 90 spaces, and to provide off-site parking within 500 feet of the church, for expansion of its largest assembly room. Property is located at **81 PEACHTREE PARK DRIVE N.E.**, fronts 202 feet on the south side of Peachtree Park Drive and begins 694 feet east of the southeastern corner of Peachtree Park Drive and Peachtree Road. Zoned C-2 (Commercial Service Regulations) District. Land Lot 110 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Christ Church Presbyterian**  
**Council District 7, NPU-E/B**
- V-06-43** Application of **Artisan Design Group** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 2 feet, for a one-story addition to the rear of a single-family house. Property is located at **2098 BELVEDERE DRIVE N.E.**, fronts 55 feet on the west side of Belvedere Drive and begins 384 feet north of the northwestern corner of Howell Mill Road and McKinley Road. Zoned R-4 (Single-Family Residential) District. Land Lot 153 of the 17<sup>th</sup> District, Fulton County Georgia.  
**Owner: Artisan Design Group**  
**Council District 8, NPU-C**
- V-06-44** Application of **Scott Jackson** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 0 feet, for addition of a porch to the side of a single-family house. Property is located at **246 (240) HUNTINGTON ROAD N.E.**, fronts 75 feet on the west side of Huntington Road and begins 379 feet south of the southwestern corner of Wakefield Drive and Huntington Road. Zoned HC-20-CD1 (Brookwood Hills Conservation) District. Land Lot 110 of the 17<sup>th</sup> District, Fulton County Georgia.  
**Owner: Scott Jackson**  
**Council District 7, NPU-E**
- V-06-45** Application of **James Thornton** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 33 feet and 2) reduce the south side yard setback from the required 7 feet to 5 feet, for enclosure and expansion of a carport into a first floor room and garage addition. Property is located at **2448 FERNLEAF COURT N.W.**, fronts 65 feet on the west side Fernleaf Court and begins 168 feet south of the southwestern corner of Defoors Ferry Road and Fernleaf Court. Zoned R-4 (Single-Family Residential) District. Land lot 220 of the 17<sup>th</sup> District, Fulton County Georgia.  
**Owner: Sandford & Robin Wiener**  
**Council District 9, NPU-C**

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- V-06-46** Application of **Trey Lucas** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 5.5. feet, to enclose and expand a carport into a first floor room addition. Property is located at **435 ALLISON DRIVE N.E.**, fronts 80 feet on the south side of Allison Drive and begins 5,923 feet east of the southeastern corner of Old Ivy Road and Allison Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 63 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Louis Teplis**  
**Council District 7, NPU-B**
- V-06-47** Application of **Kevin Byers and Sarah Cook** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 6 feet, 2) reduce the south side yard setback from the required 7 feet to 2.6 feet, and 3) increase the lot coverage from the maximum allowed of 50% to 52%, for construction of a one-story room addition to the rear of a single-family house. Property is located at **567 OAKDALE ROAD N.E.**, fronts 40 feet on the east side of Oakdale Road, and begins 383 feet north of the northeastern corner of Oakdale Road and Benning Place. Zoned R-4 (Single- Family Residential) District. Land Lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Kevin Byers & Sarah Cook**  
**Council District 6, NPU-N**
- V-06-48** Application of **Sarran Marshall** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5.5. feet, and 2) reduce the south side yard setback from the required 7 feet to 5.5 feet, for construction of a single-family house. Property is located at **984 HERNDON STREET N.W.**, fronts 41 feet on the west side of Herndon Street and begins 205 feet north of the northwestern corner of Baylor Street and Herndon Street. Zoned R-4A (Single-Family Residential) District. Land Lot 189 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steve Collins**  
**Council District 3, NPU-K**
- V-06-49** Application of **Land Logistics** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 19 feet, 2) reduce the east side yard setback from the required 7 feet to 3 feet, and 3) reduce the west side yard setback from the required 7 feet to 3 feet, for construction of a single-family house. Property is located at **590 PARSONS STREET S.W.**, fronts 37.5 feet on the south side of Parsons Street and begins 64.5 feet west of the southwestern corner of Parsons Street and Walnut Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 84 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Ezekiel Construction**  
**Council District 3, NPU-T**

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**DEFERRED CASES**

**V-05-377** Application of **Michael Brown** for a variance from the zoning regulations to reduce the front yard setback from the required 20 feet to 12 feet, for construction of a single-family house. Property is located at **373 DELEVAN STREET S.W.**, fronts 50 feet on the north side of Delevan Street and begins 50 feet west of the northwestern corner of Delevan Street and Ira Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Michael Brown**  
**Council District 4, NPU-V**

**V-05-378** Application of **Glen Donaldson** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 10 feet, 2) reduce the half-depth front yard setback from the required 15 feet to 0 feet at the proposed structure's southwest corner, and 3) reduce the west side yard setback from the required 7 feet to 3 feet, for construction of a new single-family house. Property is located at **442 GARTRELL STREET N.W.**, fronts 31 feet on the north side of Gartrell Street and begins on the northwestern corner of Gartrell Street and Fitzgerald Street. Zoned R-5 (Two-Family Residential) District. Land Lot 45 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Glen Donaldson**  
**Council District 5, NPU-M**

**V-05-379** Application of **Karina Roca** for a variance from the zoning regulations to reduce the front yard setback from the required 30 feet to 22.3 feet, for first and second story additions to a single-family house. Property is located at **1101 MECASLIN STREET N.E.**, fronts 49 feet on the east side of Macaslin Street and begins 55 feet north of the the eastern corner of Mecaslin Street and Richards Street. Zoned R-5/ SPI-8 (Two-Family Residential/ Special Public Interest- Home Park) District. Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Zuhair Itr**  
**Council District 3, NPU-E**

**V-05-313** Application of **Demetrius Pullins** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 8 feet and 2) reduce the west side yard setback from the required 7 feet to 4 feet for an addition to a single-family house. The property is located at **1843 MARKONE STREET N.W.**, fronts 49.6 feet on the north side of Markone Street and begins on the northwestern corner of Markone Street and Marktwo Place. Zoned R-4A (Single-Family Residential) District. Land Lot 175 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Demetrius Pullins**  
**Council District 3, NPU-J**

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- V-06-31** Application of **Drew Carlyle** for variances from the zoning regulations to 1) reduce the required front yard setback from the required 35 feet to 23 feet and 2) reduce the east side yard setback from the required 7 feet to 4 feet, for enclosure of a porch and replacement of a deck with a room addition. Property located at **123 EAST DRIVE N.E.**, fronts 57 feet on the north side of East Drive and begins on the northeastern corner of East Drive and Plaster Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 101 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Drew Carlyle**  
**Council District 7, NPU-B**